



9 Musters Road
Newstead Village, Nottinghamshire NG15 0BE
Offers Over £165,000

- A THREE BEDROOMED SEMI-DETACHED PROPERTY, WITH VACANT POSSESSION
- ENTRANCE AREA AND LOUNGE HAVING DUAL ASPECT, WITH UPVC FRONT AND REAR
- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM TO THE FIRST FLOOR
- ENCLOSED LAWNED GARDEN TO THE FRONT AND POTENTIAL OFF-STREET PARKING
- MUCH IMPROVED RESIDENTIAL LOCATION, POPULAR WITH INVESTORS AND OWNERS
- WELL PRESENTED AND INCLUDING COMBINATION BOILER AND UPVC DOUBLE GLAZING
- FITTED BREAKFAST KITCHEN, UNDER STAIR STORAGE AND GROUND FLOOR WC
- BATHROOM WITH THREE-PIECE WHITE SUITE AND ELECTRIC SHOWER OVER THE BATH
- LARGE REAR GARDEN, MAINLY LAID TO LAWN AND HAVING A PLEASANT ASPECT
- GOOD TRANSPORT LINKS, CONNECTING WITH JUNCTION 27 OF THE M1 MOTORWAY

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Leave Mansfield on the A60 Nottingham Road and on the outskirts of the town, turn right onto Derby Road. Continue through Kirkby-in-Ashfield and onto Annesley. Turn left onto Annesley Cutting and after approximately 1 mile, turn left onto Musters Road. The property is on the left-hand side.

ACCOMMODATION COMPRISES

ENTRANCE AREA

UPVC front door. Stairs to the first floor.

LOUNGE

16'2 x 11'5 (4.93m x 3.48m)

UPVC double glazed windows to front and rear aspect. Two radiators.



BREAKFAST KITCHEN

16'2 x 7'3 increasing to 10'6 (4.93m x 2.21m increasing to 3.20m)

Fitted with base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Wall mounted combination boiler. Under stair cupboard. Two radiators and UPVC windows to front and rear.



Rear entrance area having UPVC back door.

Ground floor cloakroom with WC, radiator and UPVC window.

FIRST FLOOR

LANDING

UPVC aspect. Access to the loft space.

BEDROOM ONE

14'8 max x 8'1 (4.47m max x 2.46m)

Double aspect to the front elevation. Radiator. Original cast iron fire grate.



BEDROOM TWO

9'6 x 8'9 (2.90m x 2.67m)

UPVC double glazed front elevation. Radiator, built in gentleman's wardrobe and original fireplace.



BEDROOM THREE

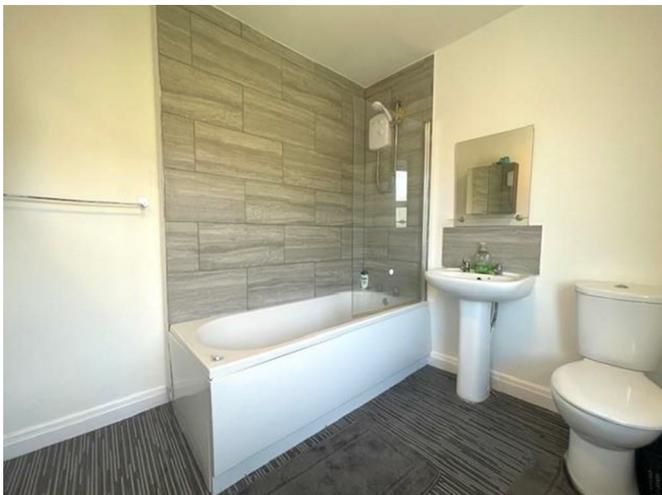
7'6 x 6'10 (2.29m x 2.08m)

Radiator. UPVC double glazed rear aspect.



BATHROOM

Three-piece white suite comprising panelled bath, wash hand basin and WC. Electric shower over the bath. Tiled surrounds, radiator and UPVC obscure glaze.



OUTSIDE

Enclosed, lawned garden to the front. Off street

parking could be created, subject to any required permission. There is a large, lawned garden to the rear, with a pleasant aspect.



The property is in council tax band A (Gedling Borough Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

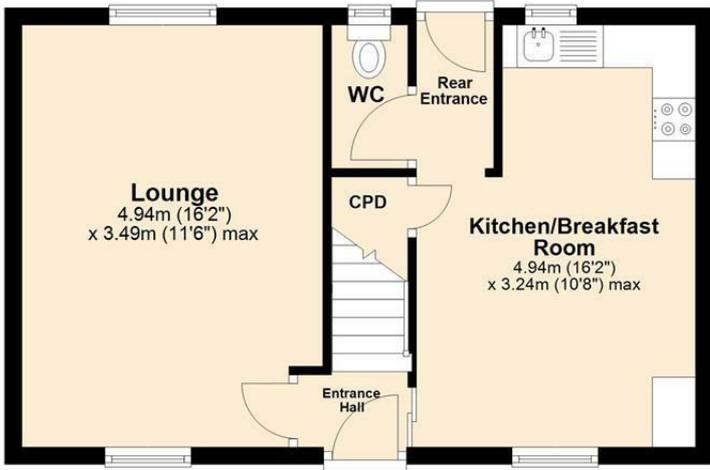
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5871/25.03.26

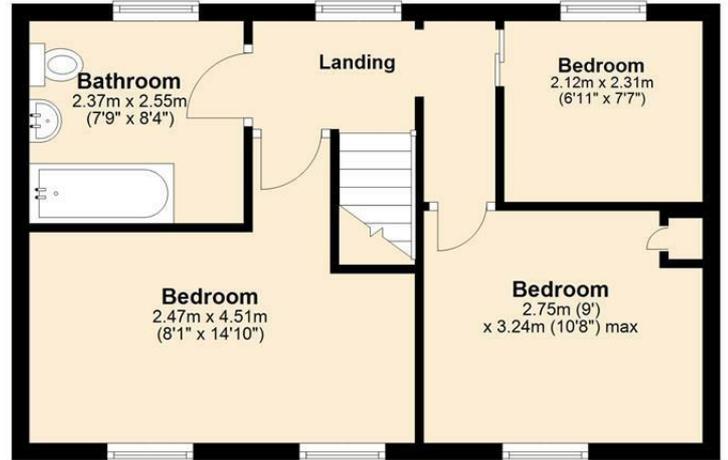
Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 77.5 sq. metres (834.1 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	71 75
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

